## News Release

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## COUNTY ISSUES REQUEST FOR PROPOSALS FOR CITIZENS-MONTEVUE FACILITY

FREDERICK, MD – The Frederick Board of County Commissioners today issued a request for proposals (RFP) for the sale, lease or other disposition of the Citizens Care & Rehabilitation Center (CCRC) and the Montevue Assisted Living Facility (MALF) located in a shared building at 1910 and 1920 Rosemont Avenue, Frederick, Md.

Last November, the board directed staff to explore options available to privatize the operations of CCRC and MALF in order to eliminate the county's General Fund subsidy in the FY2014 budget and beyond. The board agreed to explore privatization options through the use of a broker who specializes in assisted living and skilled nursing facility mergers and acquisitions.

Board President Blaine Young commented, "The issuance of this RFP is being handled very professionally and openly in a way that will explore all options in terms of the management and/or sale of the facility, with awareness of the county's responsibility with regard to the Montevue Assisted Living mission. We stress above all that no one will be put on the street by any proposal, as that would be against the law.

"With the projected structural deficit facing our county budget for FY2014, the increasing service costs and possible cuts to the Medicaid and Medicare revenues, and expected federal and state budget cutbacks, we are forced to discuss the viability of being involved in the nursing care business.

"We will be especially careful in reviewing any proposals for the impact upon the current employees at this outstanding facility, the ways a proposer would enhance resident and facility quality of life, and plans that would affect the county-subsidized residents of Montevue Assisted Living in particular.

"As stated previously, we are aware that the contract for the company managing the nursing home and assisted living facility is due to expire on June 30th this year, so now is an opportune time to explore the options to privatize. Many past boards of county commissioners have raised concerns about the subsidies for these

(more)

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facilities, and now the majority of this board wishes to take proactive steps in considering our options for the future. Our taxpayers deserve to know what the options are and we will be the first board to take that action and bring some predictability, stability and conclusion to the issue."

The RFP outlines terms and conditions for the sale or lease of the combined facility and stipulates that any such sale or lease is subject to approval by the Frederick Board of County Commissioners.

The proposal process is being handled by Marcus & Millichap Real Estate Investment Services of Maryland, not the Frederick County Procurement & Contracting Department. All proposers must contact Joshua Jandris at 773-867-1482 or via e-mail at <a href="Joshua.Jandris@marcusmillichap.com">Joshua.Jandris@marcusmillichap.com</a>, Mark Myers at 773-867-1470 or via e-mail at <a href="Mark.Myers@marcusmillichap.com">Mark.Myers@marcusmillichap.com</a>, or Payton Banks (Maryland Broker Record) at <a href="Payton.Banks@marcusmillichap.com">Payton.Banks@marcusmillichap.com</a> prior to submitting a proposal.

Proposals must be submitted in hard copy and electronic PDF form to the attention of Mr. Jandris, Mr. Myers and Mr. Banks at Marcus & Millichap, 8750 W. Bryn Mawr, Suite 650, Chicago, IL 60631. Proposals must be submitted by Tuesday, March 12, 2013, at 6:00 p.m. EST or 5:00 p.m. CST.

Marcus & Millichap will also arrange site visits for interested proposers. For details on tour dates and times, contact Robert Perez at 773-867-1472 or via e-mail at <a href="Robert-Perez@marcusmillichap.com">Robert-Perez@marcusmillichap.com</a>.

Information related to the consideration of CCRC/MALF for privatization is posted on a newly created webpage that will keep citizens informed. Visit the webpage titled, "Options: Citizens Care & Rehabilitation Center/Montevue Assisted Living" at <a href="https://www.FrederickCountyMD.gov/CCRC-MALoptions">www.FrederickCountyMD.gov/CCRC-MALoptions</a>.

The RFP may be found online by visiting <a href="https://liaison3.marcusmillichap.com/9S7XQY5P">https://liaison3.marcusmillichap.com/9S7XQY5P</a>.

For more information, contact County Manager Lori Depies at 301-600-3190 or via e-mail at ldepies@FrederickCountyMD.gov.

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